

SPENCE WILLARD



Bay House, Blackbridge Road, Freshwater Bay, Isle of Wight

An upgraded and extended detached four bedroom home situated in Freshwater Bay within a stones throw of the seafront and coastal and country walks.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



Bay House has a modern stylish feel and has been extended and upgraded by the current owners in recent times. The changes have provided more spacious living accommodation ideal for a growing family including a good sized living room, a generous kitchen/dining room with bi-folding doors to rear patio and garden, with access to the new extension which comprises a double bedroom, a shower room, a cupboard housing unvented gas boiler heating and a utility area. Moving upstairs, there are three further good sized double bedrooms including one with an ensuite shower room, a separate family bathroom and a spacious landing with office/study area.

Outside to the front, there is room for 3-4 vehicles to park and access down both sides to rear gardens which now offer a large patio area with steps up to a lawned garden with some mature shrubs and small trees.

LOCATION

Bay House is situated close to local footpaths and bridleways providing good walks through Afton Nature Reserve and also to Tennyson Down leading through to High Down and The Needles where you can enjoy miles of breathtaking sea and coastal views. In Freshwater Bay there is a popular beach and 18 Hole Golf Course and just around the corner is the pretty thatched church of St Agnes, as well as the popular Piano Café/Bistro and general store.

Within a mile is Freshwater village centre with its range of shops and amenities including a sports centre, a health centre and a library. The historic harbour town of Yarmouth with its excellent sailing facilities regular ferry to and from mainland UK via Lymington is within a ten minute drive, making this property ideally suited as either a permanent or second home/holiday retreat.

ENTRANCE HALL

A stylish and well appointed entrance hallway with understairs storage cupboard and stairs to first floor.

LIVING ROOM

5.182 x 3.963 (17'0" x 13'0")

A well proportioned and bright reception room with dual aspect windows to front and side.

KITCHEN/DINER

5.155 x 3.577 (16'11" x 11'9")

A well proportioned room with an outlooks to both the front and rear offering ample space for a sizeable dining table with newly fitted bi-fold doors to rear patio and garden. The current owners have had a new kitchen installed which has ample worksurface space and a large breakfast bar an inset sink and drainer complemented by a good range of wall and floor mounted units plus integral white goods to include an AEG Induction Hob with matching cooker hood over,, an AEG double oven/grill and microwave and a Bosch dishwasher. Open access to:

INNER LOBBY

Cupboard housing gas heating system, opening to:

UTILITY AREA

Comprising kitchen units with work surface are and inset sink with space and plumbing for washing machine under. Skylight. Door to rear patio area.

BEDROOM FOUR

4.300 x 2.495 (14'1" x 8'2")

Created as part of rear extension and currently used as a double bedroom with dual aspect windows and two skylights

SHOWER ROOM

Comprising a walk-in shower, a WC and wash hand basin.

FIRST FLOOR LANDING

A bright and generous landing with a useful study area offering an outlook to the front. In additional there is a n access to the loft space with fitted ladder.

BEDROOM 1

5.142 x 3.567 (16'10" x 11'8")

A large double bedroom with an outlook to the front and rear.

EN SUITE SHOWER ROOM

A tiled room with a suite comprising of a WC, vanity wash basin,

BEDROOM 2

3.944 x 2.866 (12'11" x 9'5")

Another good double bedroom with an outlook to the rear.

BEDROOM 3

3.955 x 2.171 (13'0" x 7'1")

Double bedroom with an outlook to the front.





FAMILY BATHROOM

A spacious bathroom with suite comprising a vanity wash basin and bath with shower unit over and a WC. Obscure window to rear.

OUTSIDE

To the front of Bay House is a good sized block paved driveway providing good off road parking for three vehicles. gated access to both sides to the rear garden.

There are steps leading up from the substantial patio area to the rear garden area which is enclosed by fencing and mainly laid to lawn with a variety of plants and shrubs. The current owners have also added an outside shower for those who like kayaking, paddle boarding etc or have a dog that enjoys the many local walks and likes the puddles!

COUNCIL TAX BAND

E

EPC RATING

C

POSTCODE

PO40 9QJ

VIEWING

Strictly by appointment with the selling agent, Spence Willard.

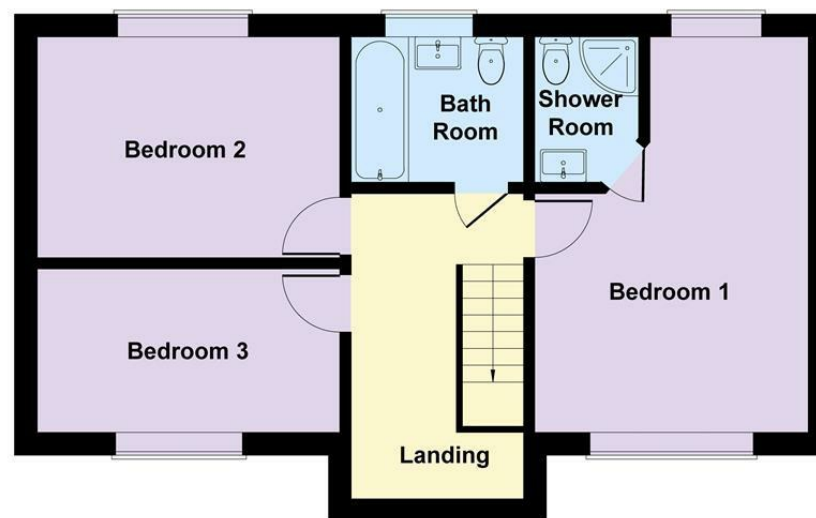




Bay House, Blackbridge Road



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.